



PO Box 323 Penrith NSW 2750  
Level 4, 2-6 Station Street  
Penrith NSW 2750  
Tel 1300 722 468 Fax 02 4725 2599  
Email [info@sca.nsw.gov.au](mailto:info@sca.nsw.gov.au)  
Website [www.sca.nsw.gov.au](http://www.sca.nsw.gov.au)

WINGECARRIBEE SHIRE
Classification: MAILING
Doc. No.
File No. <b>LUA12/0921</b>
<b>29 NOV 2012</b>
OFFICE
<b>P. MALLOY</b>

Ref: 12244-a1  
Your Ref: LUA12/0921

The General Manager  
Wingecarribee Shire Council  
DX 4961  
BOWRAL

Attention: Peter Malloy

Dear Sir

**Subject: Sydney Drinking Water Catchment SEPP  
DA No LUA12/0921; Lot 61 DP 1142602; 82 Bong Bong Road, Renwick**

I refer to your letter received 6 November 2012 requesting the concurrence of the Chief Executive under *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* with a proposal for a 2-lot urban subdivision on the above land.

The subject property, which has been inspected by the Sydney Catchment Authority (SCA), is located within the Warragamba catchment which forms part of Sydney's water supply.

A Statement of Environmental Effects prepared by Don Fox Planning (dated 18 October 2012) has been considered in the assessment of the application.

It is noted that the two existing buildings on the site with an approximate roof area of 750 square metres will be demolished. It is also noted that prior to construction of a future subdivision road called 'Challoner Rise' along the eastern boundary of the site, access to proposed Lot 612 will be via a right-of-carriageway from Bong Bong Road through proposed Lot 611.

Based on the SCA's site inspection and the information provided, the proposed development has been assessed by the SCA as being able to achieve a neutral or beneficial effect on water quality provided appropriate conditions are included in any development consent and are subsequently implemented. The Chief Executive would therefore concur with Council granting consent to the application, subject to the following conditions:

#### **General**

1. The lot layout and staging of the subdivision shall be as shown on the Plan of Proposed Subdivision prepared by John M. Daly & Associates Pty Ltd (Ref. 080201(61) PS; dated 10 September 2012). Any revised lot layout or staging of the subdivision shall be agreed to by the Sydney Catchment Authority.

*Reason for Condition 1 - The Sydney Catchment Authority has based its assessment under State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the subdivision.*

#### **Wastewater Management**

2. There shall be no on-site wastewater management system on the proposed lots and all lots shall be connected to Council's sewerage system.

*Reason for Conditions 2 - To ensure that all wastewater generated on each lot is disposed of and treated via Council's sewerage system so as to ensure a sustainable neutral or beneficial effect on water quality over the longer term.*

#### **Demolition of Buildings**

3. All asbestos and any contaminated or other material resulting from the demolition of the buildings shall be managed in an appropriate manner and disposed at an appropriately licenced facility, consistent with AS2601-2001 *The Demolition of Structures* and any Office of Environment & Heritage or other legislative requirements.
4. The footprint of the demolished buildings shall be stabilised and re-vegetated.

*Reason for Conditions 3 & 4- To ensure that hazardous and other contaminating materials are identified, managed and disposed of in a manner that will ensure a sustainable neutral or beneficial effect on water quality over the longer term.*

#### **Right-of-way**

5. The right-of-carriageway through proposed Lot 611 to provide access to proposed Lot 612 shall be constructed of compacted roadbase (or equivalent) as a minimum and otherwise in accordance with Council's engineering standards.

*Reason for Condition 5 - To ensure that the proposed right-of-way will have a sustainable neutral or beneficial impact on water quality during the operational phase of the development.*

#### **Rainwater Tanks**

6. There shall be a public positive covenant under Section 88E of the *Conveyancing Act 1919*, the prescribed authority being the Sydney Catchment Authority, placed over both proposed lots requiring that:
  - all future dwellings have a rainwater collection and reuse system including rainwater tanks with a minimum total capacity of 5,000 litres above any volume required for mains top-up
  - roofs and gutters be designed so as to maximise the capture of rainwater in rainwater tanks, and
  - rainwater tanks be plumbed to toilets, laundry and other areas for non-potable use including use for gardens.

*Reason for Condition 6 - To ensure stormwater runoff from future dwellings is appropriately designed and managed so as to ensure an overall and sustainable neutral or beneficial impact on water quality over the longer term.*

#### **Other**

7. Conditions 3 to 5 above shall be carried out prior to the issuance of the Subdivision Certificate.

*Reason for Condition 7 - To ensure there is an overall and sustainable neutral or beneficial impact on water quality during all stages of the proposed development.*

#### **Construction Activities**

8. An Erosion and Sediment Control Plan shall be prepared by a person with knowledge and experience in the preparation of such plans for all works proposed or required as part of the subdivision, in particular the demolition of existing buildings and the construction of the right-of-carriageway. The Plan shall meet the requirements outlined in Chapter 2 of NSW Landcom's *Soils and Construction: Managing Urban Stormwater* (2004) manual - the "Blue Book" and shall be to the satisfaction of Council.

9. Effective erosion and sediment controls shall be installed prior to any construction activity including site access, and shall prevent sediment or contaminated water leaving the construction site or entering any natural or constructed drainage system. The controls shall be regularly maintained and retained until works have been completed until the ground has been stabilised or groundcover re-established.

*Reason for Conditions 8 & 9 – To manage adverse environmental and water quality impacts during the construction phase of the development so as to minimise the risk of erosion, sedimentation and pollution within or from the site during this phase.*

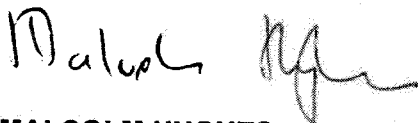
**Subsequent Development Applications**

Any subsequent applications for dwellings and/or other developments on the proposed lots will be subject to the provisions of *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* (the SEPP) and will need to be assessed according to the Neutral or Beneficial Effect (NorBE) test in relation to the potential effect of the development on water quality.

Under Clause 11 of the SEPP, Council must provide the SCA with a copy of its determination of the application within 10 days of the determination. The SCA also requests that Council provide it with a copy of the final approved Plan of Subdivision.

If you wish to discuss this matter further please contact Neil Cowley on 4886 9417.

Yours sincerely



**MALCOLM HUGHES**  
**Manager Planning & Assessments**

29/11/12